
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 19, 2006

SITE PLAN: **AFP-05-013**

TITLE: **KENTLANDS CLUBHOUSE**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL
EXTENSION**

ADDRESS: 485 Tschiffely Square Road

ZONE: MXD (Mixed Used Density) Zone

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Applicant - Joseph Coratola, Jr. - Coratola Architectural Studio
Owner - Kentlands Citizens Assembly (KCA)
Engineer- Rodgers Consulting

STAFF PERSON: Trudy Schwarz, Community Planning Director

Enclosures:

Staff Comments and

- Exhibit 1: Location Map
- Exhibit 2: Minutes of the April 20, 2005 Planning Commission Meeting
- Exhibit 3: Letter requesting extension, dated April 3, 2006, from Joseph Coratola, Jr., Coratola
- Exhibit 4: Approved Site Plan
- Exhibit 5: Approved West Architectural Elevation
- Exhibit 6: Approved East Architectural Elevation
- Exhibit 7: Approved North and South Architectural Elevations

STAFF COMMENTS

This is a request to extend the approval of Amendment to Final Site Plan (AFP) for the Kentlands Recreation Center, also known as the Kentlands Clubhouse and application number AFP-05-013. This is located on the "horseshoe" of Tschiffely Square Road in the Kentlands subdivision, immediately south of Chestertown Street (See Exhibit #1.).

The Planning Commission approved the original site plan for this property, K-976, on September 16, 1992. On April 20, 2005 (Exhibit #2), the Planning Commission approved AFP-05-013, a 3,672 square feet to the building by adding a second-story addition of 2,945 square feet and enclosing the existing rear porch to increase the existing meeting room by 727 square feet with the following conditions:

1. Applicant is to amend the site plan to show two-way traffic on Tschiffely Square Road and parking on both sides of the street; and
2. Applicant is to add the materials list to the architectural drawings.

The applicant submitted drawings (see Exhibits 4 through 7) which complied with the conditions and they were signed on June 14, 2006.

In accordance with §24-173, the applicant has submitted a letter (Exhibit #3) requesting an extension of the final site plan approval for AFP-05-013. Section 24-173 states the following:

Sec. 24-173. Development of property subject to plan.

(a) One or more of the uses proposed for land which is the subject of the site development plan shall be established on such land within three hundred sixty-five (365) days after the date of approval of the plan or the plan shall become void; provided, that the planning Commission may extend such time upon request filed within such three hundred sixty-five (365) days and may grant further extensions upon request filed within the period of any extension; provided, that the total length of such extensions shall not exceed two (2) years. [Where the site development plan contemplates the construction of one or more new buildings or structures, the use shall be established within the meaning of this section when construction of one or more of such buildings has been commenced.]

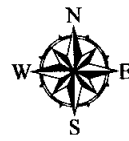
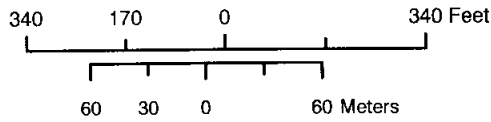
The letter for the extension of the subject site plan has been submitted within the 365-day period (April 3, 2006). The Planning Commission may grant an extension for a one-year period. (In the future, the applicant can ask for one more extension.)

Staff recommends **APPROVAL OF THE EXTENSION OF FINAL SITE PLAN APPROVAL REQUEST** of AFP-05-013, as it conforms with §24-173 with no conditions.

Kentlands Recreational Center

1 inch equals 324 feet

AFP-05-013



MD State Plane
HPGN NAD 83/91

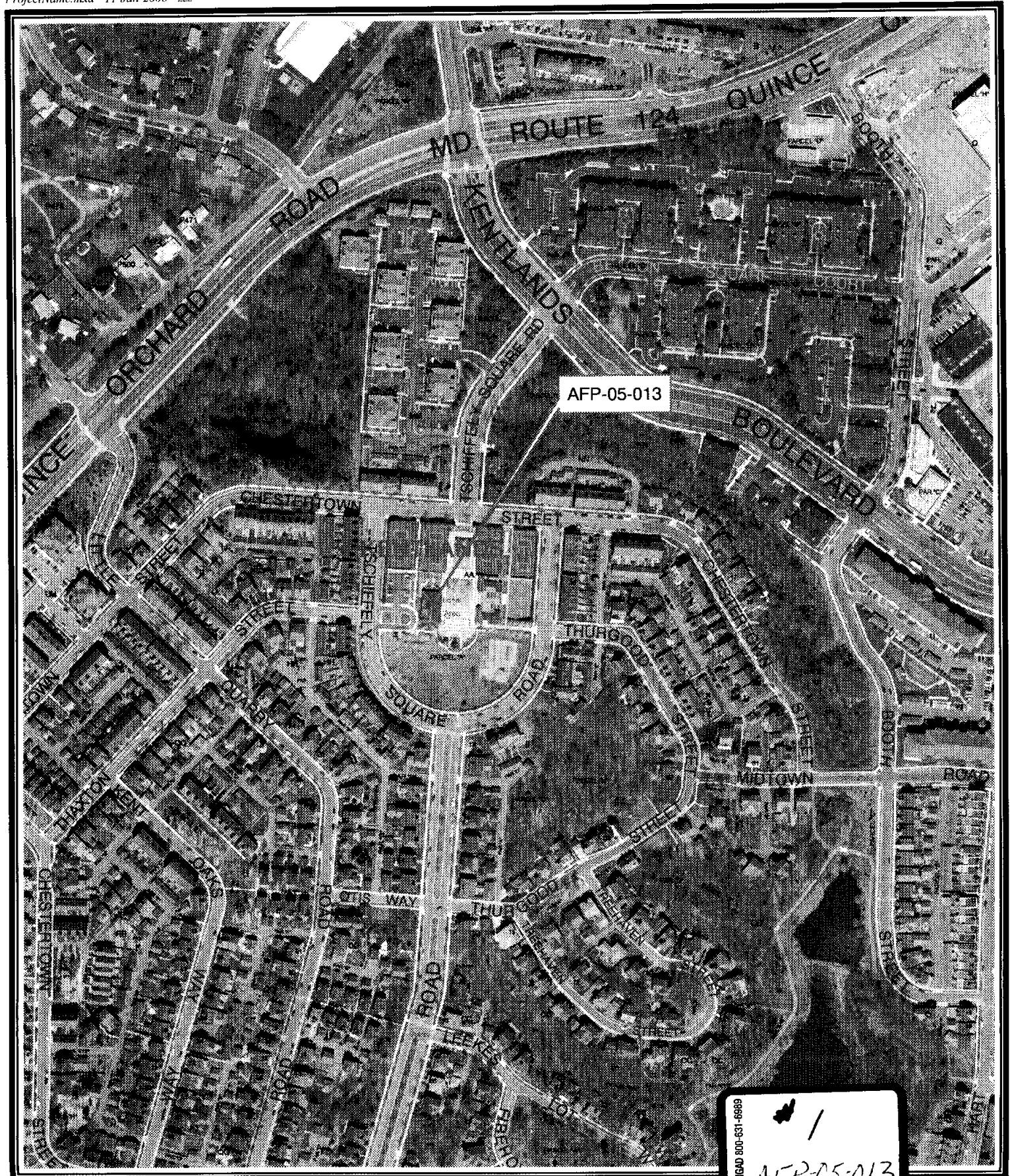
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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6336
www.gaithersburgmd.gov

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ProjectName.mxd • 11-Jan-2006 • zzz



PENGAD 800-631-6989

AFP-05-013



Gaithersburg

A CHARACTER COUNTS! CITY

31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone 301-258-6330

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
APRIL 20, 2005**

Chair John Bauer called the meeting to order at 7 30 p.m. Present at the meeting were Vice-Chair Victor Hicks, Commissioners Matthew Hopkins, Lenny Levy and Danny Winborne, Alternate Lloyd Kaufman, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Staff Assistant Travis Humburg, and Recording Secretary Myriam Gonzalez. Chair Bauer noted that Alternate Kaufman would be observing during the site plan review, since all Commissioners are present.

I. APPROVAL OF MINUTES

April 6, 2005, Planning Commission Meeting

Commissioner Levy moved, seconded by Commissioner Winborne, to APPROVE the Minutes of the April 6, 2005, Planning Commission Meeting, as submitted this evening
Vote: 4-0-1 (Abstained Hicks)

II. SITE PLAN

AFP-05-013 -- Kentlands Clubhouse
485 Tschiffely Square Road
3,672-Sq.Ft. 2nd Story Addition and
Enclosure of Existing Porch
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Community Planning Director Schwarz introduced this application and located the site of the subject proposal.

Kentlands Citizens Assembly Board of Trustees Vice-Chair Richard Arkin stated the reason for this proposal is the Clubhouse's inadequate space for the comprehensive social and recreation programs of the Kentlands community, noting that the proposed addition would accommodate the existing membership only. He thanked staff for its assistance with this application and voiced the Assembly's agreement to staff's recommended conditions.

Engineer for the applicant, Gary Unterberg, Rodgers Consulting, presented the plan showing the existing building and the proposed addition and noted that the only change to the site plan is the parking calculation resulting from the addition of floor space. He discussed the parking calculation change, noting that now there is a surplus of 53 spaces, rather than the previous 64-space surplus that was established as part of the parking calculations of the original schematic development plan (SDP) approval.

Approved minutes are available at www.gaithersburgmd.gov or by mail upon written request.

PERMAD 800-631-6989

2

AFP-05-013

Architect for the applicant, Joseph Coratola, Jr., Coratola Architectural Studio, presented photographs of the existing building as well as the proposed elevations and discussed the architectural changes resulting from the proposed addition. He also presented the revised floor plans and briefly discussed interior changes. He added that all materials would match those of the existing building. In response to Chair Bauer, Mr. Coratola indicated that low-level lighting would be added at the entrances. He also responded to questions of Commissioner Hopkins regarding bike rack-related issues and commented that the site plan would be revised to reflect the existing locations of the bike rack and pathway leading to it. Commissioner Hopkins suggested covering the bike rack to encourage its use and using environmentally friendly materials for the interior changes.

Mr. Unterberg, in response to Chair Bauer, indicated that on-street parking spaces for the Clubhouse are part of the neighborhood parking. He noted that on-street parking within the immediate horseshoe-shaped road includes 54 spaces, and within an expanded 1,000-foot radius there are 176 spaces that are shared with the community. He pointed out that the latter is not included in the parking count for the residential component of the SDP. He also noted there are 16 spaces on site.

Testimony from the public included

Ailene Renzi, 584 Chestertown Street, strongly supported the project. She indicated that most people walk to the site in the summer when most of the programs are in effect and added that the bike rack is not used much, as most people prefer to walk. She stated that very little parking is utilized in winter.

Community Planning Director Schwarz stated the plan is in conformance with §24-170, §24-171 and §24-172 with conditions that she listed. She responded to Commissioner Hopkins' comment on covering the bike rack by noting that it may be an economic hardship for the applicant at this time, since the funds for this project have already been allocated, but that it could be considered as part of the applicant's future improvements budget.

The Commission had no further concerns and moved as follows.

Commissioner Levy moved, seconded by Vice-Chair Hicks, to grant
AFP-05-013 - Kentlands Clubhouse, AMENDMENT TO FINAL PLAN
APPROVAL, with the following conditions:

1. Applicant is to amend the site plan to show two-way traffic on Tschiffely Square Road and parking on both sides of the street, existing sidewalks, bike racks, community bulletin board and dumpster; and
2. Applicant is to add the materials list to the architectural drawings.

Vote: 5-0

III. FROM THE COMMISSION

Commissioner Winborn

1. Requested that the agenda for an upcoming Planning Commission retreat include a discussion of parking calculations.
2. Reported a pothole on Muddy Branch Road near its intersection with Water Street.



April 3, 2006

Mr. John Bauer
Chairman
Planning Commission
City of Gaithersburg
31 South Summit Ave.
Gaithersburg, MD 20877

Re: Site Plan AFP-05-013
Kentlands Recreation Center
Lot/Block: AA
485 Tschiffely Square Road

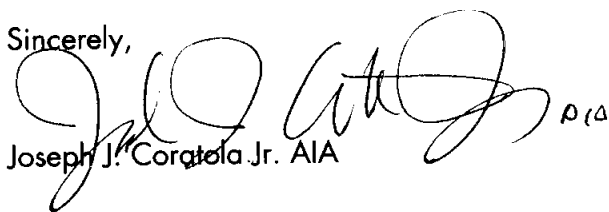
Dear Mr. Bauer,

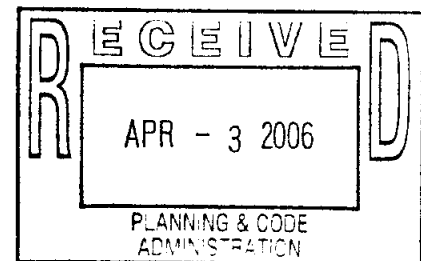
We are respectfully asking for an extension on the Planning Commission site development approval. We were granted the approval on April 18, 2005.

If there is any additional information that is required please do not hesitate to contact us.

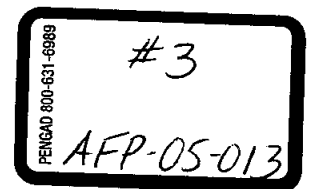
Thank you.

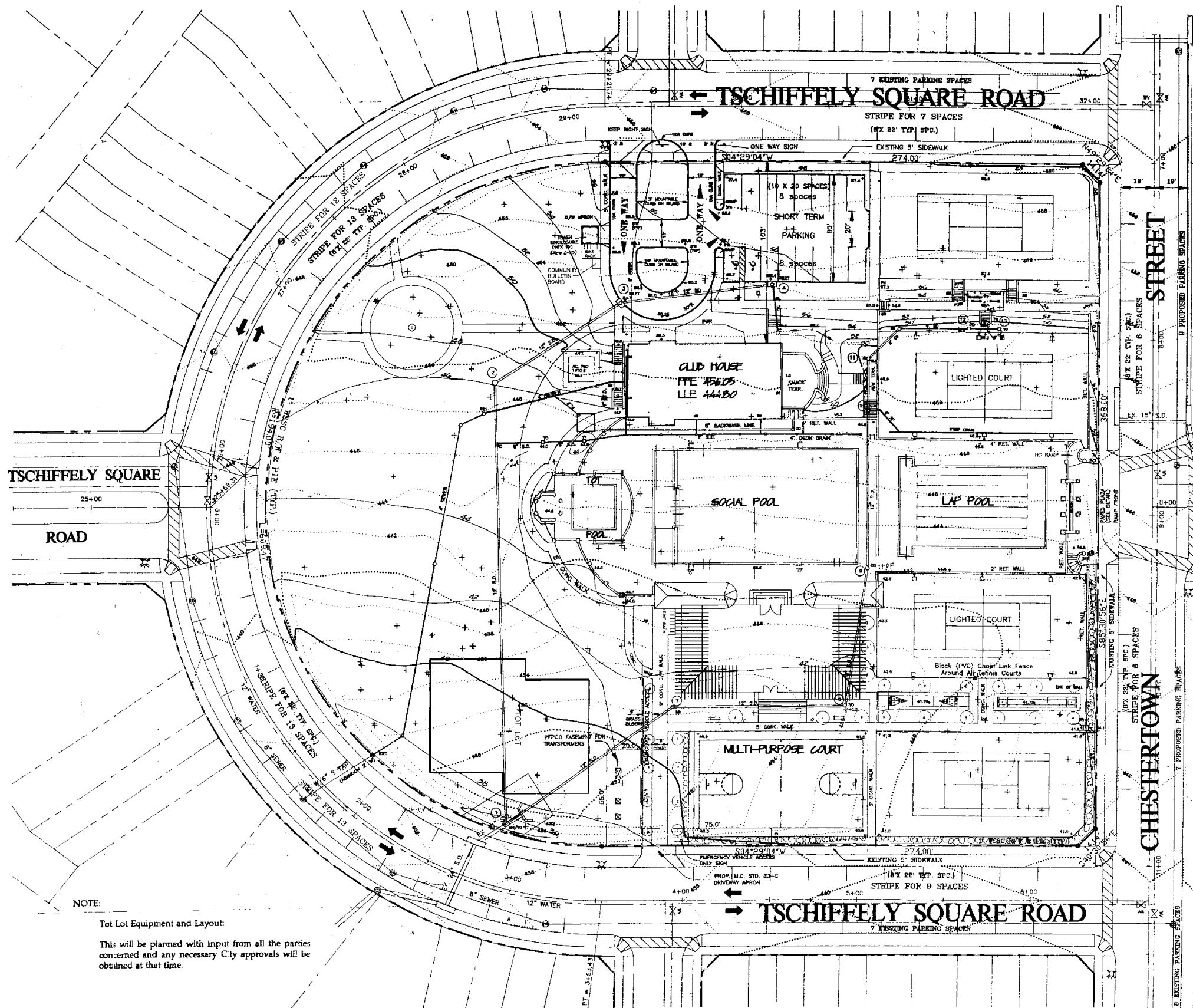
Sincerely,


Joseph J. Coratola Jr. AIA

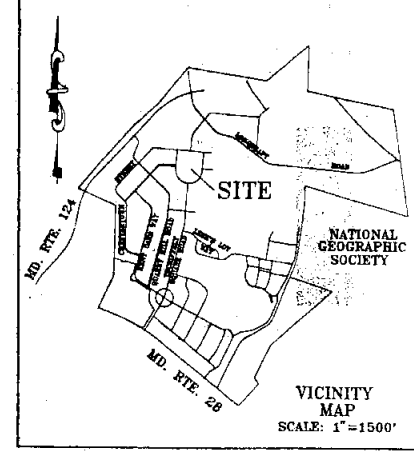


Cc: Trudy Schwarz, City of Gaithersburg
Robert Turner, KCA President





APPROVAL
CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH EIGHTH AVENUE, GAITHERSBURG, MARYLAND 20878
DATE: 12/19/92
BY: [Signature]
NOTE: ANY REVISIONS TO SHOWN PLANS MUST BE APPROVED BY THE PLANNING COMMISSION



PARCEL A, BLOCK AA KENTLANDS

GENERAL NOTES

- BOUNDARY SURVEY FOR THE KENTLANDS PROPERTY PREPARED BY RODGERS AND ASSOCIATES, INC.
 - TOPOGRAPHY PREPARED AERIALY BY PHOTOGRAMMETRIC DATA SERVICES.
 - TOTAL AREA = 3.89 AC.
 - ZONE: MXD
 - CONTOUR INTERVAL = 2 FEET
 - SETBACKS
 - REFERENCED ANDRES DUANY & ELIZABETH PLATTER ZYBERK ARCHITECTS BUILDING CODES
 - TOTAL NUMBER OF PARKING SPACES REQUIRED:
- | | | | | |
|----------------------------------|---|---------|---------|------|
| BUILDING | 1,300 SF GROSS FLOOR AREA OF 7550 SF + 3,872 SF CLUB HOUSE ADDITION = 11,222 SF | 25 | 13 | = 38 |
| ATHLETIC COURTS | 1/10 PERSONS | 4 | PERSONS | 2 |
| MULTI-PURPOSE COURTS | 10 PERSONS | 1 | PERSONS | 1 |
| VOLLEYBALL COURT | 16 PERSONS | 1 | PERSONS | 1 |
| SHUFFLEBOARD & 1 HORSESHOE COURT | 5 PERSONS | 1 | PERSONS | 1 |
| POOLS | 1/15 MEMBERSHIPS: | 1450/15 | 97 | |
| TOTAL REQUIRED | | 128 | 139 | |
- PROVIDED:
- | | |
|--|-----|
| STREET PARKING: SPACES AVAILABLE ADJACENT TO PROPERTY WITHIN 1000' OF THE PROPERTY | 54 |
| SUBTOTAL | 122 |
| ON-SITE PARKING: PROPOSED: FRONT LOT (SHORT TERM) | 16 |
| TOTAL PROVIDED | 138 |

NOTE:
Tennis Court Lighting Schedule:
The lights will be on a time controlled circuit and the allowable hours of operation will be determined by the H.O.A. Each court will have a secondary timer so that the lights would be off if not in use.
(Tentative schedule: dusk until 11:00 PM.)

- ALL PEDESTRIAN WALKS (EXCEPT WHERE LOCATED ON CITY PROPERTY) ARE TO BE MAINTAINED BY OWNER.
- TREE SAVE AREAS SHOWN ON PLAN ARE SUBJECT TO SELECTIVE CLEARING OF SMALL TREES WITH CITY APPROVAL.
- MINIMUM DISTANCE FROM ON STREET PARKING TO CURB FILLET WILL BE 30'.
- MAXIMUM BUILDING HEIGHT: 3 STORIES FOR CONSTRUCTION.
- NO BUILDING PERMITS SHALL BE ISSUED PRIOR TO PLANNING COMMISSION APPROVAL OF FINAL ARCHITECTURE/ELEVATION.
- TREE PROTECTION TO BE APPROVED BY STAFF PRIOR TO GRADING.
- ON-SITE STORMWATER MANAGEMENT IS BEING WAIVED AND HAS BEEN PROVIDED IN DOWN STREAM FACILITY AT LAKE LYNETTE.
- NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO ANY EXCAVATION.
- HEALTH DEPARTMENT SWIMMING POOL DATA (EXERCISE REGULATION #87-84)
- POOL SIZE FORMULA:
USE THE NUMBER OF HOA MEMBER HOUSEHOLDS (SECTION M-A-3) TIMES 0.88 = NUMBER OF PERSONS FOR DETERMINING REQUIRED POOL SIZE.
THE SURFACE AREA IS ALLOCATED AS FOLLOWS:
1 PERSON PER 10 S.F. OF SHALLOW WATER
- KENTLANDS MEMBERSHIP:
FUTURE: 1700 UNITS MINUS THE EXISTING 240 APARTMENTS EQUALS 1,460 MEMBER HOUSEHOLDS.
1460 MEMBERS X 0.88 = 1285
POOL SURFACE = 1285 SQ. FT. / 10 = 128.5
(AS APPROVED BY THE HEALTH DEPT.)
- REFER TO LANDSCAPE PLANS AND DETAIL SHEETS FOR FENCING HEIGHTS AND DETAILS.

APPROVED
CITY OF GAITHERSBURG PLANNING COMMISSION
DATE: 12/19/92
BY: [Signature]
NOTE: ANY REVISIONS TO SHOWN PLANS MUST BE APPROVED BY THE PLANNING COMMISSION

LANDSCAPE ARCHITECT:
CHAMBERLIN & DEVORE
ONE PALMOUTH ROAD
FAIRFIELD, CT. 06430
PHONE: (203) 372-1477 FAX (203) 372-8525

ARCHITECT:
ROBERT ORR & ASSOC.
ARCHITECTURE AND GARDENS
441 CHAPEL STREET, NEW HAVEN, CT. 06511
PHONE: (203) 777-5387 FAX (203) 776-5684

REVISION	DATE	REVISION	DATE

OWNER/DEVELOPER:
GREAT SENECA DEVELOPMENT CORP.
C/O CHEVY CHASE BANK
8401 CONNECTICUT AVE.
CHEVY CHASE, MD. 20815
PHONE: (301) 988-7066
ATTN: MICHAEL CODY

EXISTING SITE PLAN

**KENTLANDS
RECREATIONAL CENTER**
ELECTION DISTRICT 9
CITY OF GAITHERSBURG, MARYLAND

R&A
LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES
RODGERS & ASSOCIATES, INC.
1800 CRANES BRANCH WAY
ROCKVILLE, MD. 20855
CONTACT: KEVIN H. CARMAN, PE
600 948-4700 ROCKVILLE
600 253-6609 FREDERICK
600 948-6256 FAX

BASE DATA	BY	DATE	SCALE
DESIGNED	CADD/JW	1/92	1"=30'-0"
DRAWN	ACAD/KLM	1/92	SHEET No. 502-1
REVIEWED			DATE: NOVEMBER, 1992
RELEASE FOR CONSTRUCTION			SHEET No. C1

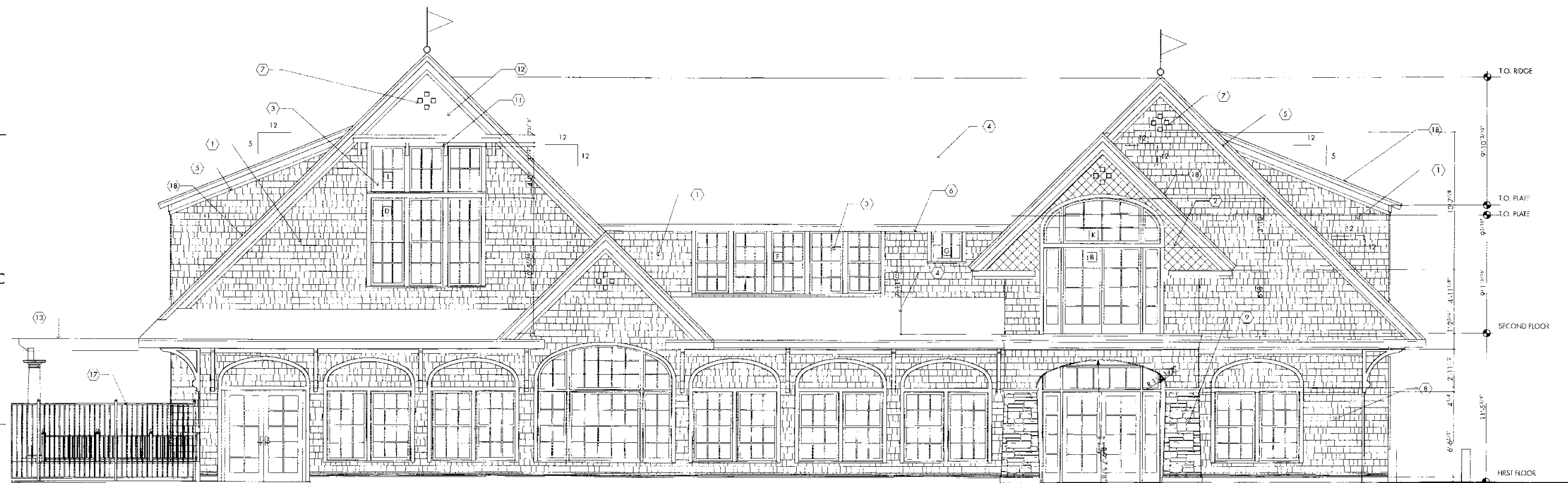
MARK	DATE	DESCRIPTION
	10/12/04	Final Design submission
	2/14/05	KCA Approved submission
	3/22/05	Planning Commission submission
	9/26/05	Client Review

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions.

SHEET

A-201

OF 43

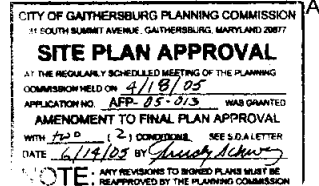
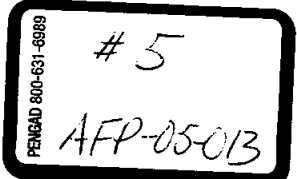


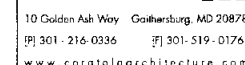
West Elevation

SCALE: 1/4" = 1'-0"

Key Notes

- Cedar shingles to match existing on Tyvek and 1/2" CDX plywood.
- Decorative diamond pattern cedar shingles on Tyvek and 1/2" CDX plywood.
- Window unit with simulated divided lite mullions to match existing. Case out with 5/4x4 trim.
- Cedar shingle roof on nylon breathable underlayment (Cedar Breather) on 30 # felt & 5/8" plywd.
- Crown rake molding
- 5/4x6 fascia with gutter
- 4"x4" vent
- Existing cedar shingle siding
- Stone veneer to match existing on conc. filled cmu down to concrete footing.
- Existing stone veneer
- Wood brackets to match existing
- 1/2" MDO plywood
- 2x12 trellis
- 1.6" diameter wood column to match existing with cap and base. Flash at top
- Existing column and bracket
- Existing railing
- Existing metal fence
- 1x6 rake





CONSULTANTS

Kentlands
Recreation center
85 Tschiffely Square Road
Gaithersburg, Maryland

East Elevation

SHEET TITLE

1

PROJECT NO: 04-0004

MODEL FILE

DRAWN BY: JJC

CHK'D BY:

COPYRIGHT 2005

MARK	DATE	DESCRIPTION
	10/12/04	Final Design submission
	2/14/05	KCA Approved submission
	3/22/05	Planning Commission submission

Written dimensions on these drawings shall have precedence overscale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions.

SHEET

A-202

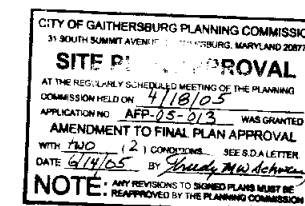
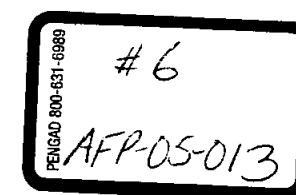
OF



SCALE: 1/4" = 1'-0"

Key Notes

1. Cedar shingles to match existing
2. Decorative diamond pattern cedar shingles
3. Window unit with simulated divided lite mullions to match existing. Case out with 5/4x4 trim.
4. Cedar shingle roof
5. Crown rake molding
6. 1x6 fascia with gutter
7. 4"x4" vent
8. Existing cedar shingle siding
9. Stone veneer to match existing
10. Existing stone veneer
11. Wood brackets
12. MDO plywood
13. 2x12 trellis
14. 16" diameter column to match existing
15. Existing column and bracket
16. Existing railing
17. Existing metal fence
18. 1x6 rake



Kentlands
Recreation center
485 Tschiffely Square Road
Gaithersburg, Maryland

SHEET TITLE

SEA

PROJECT NO:	04-0001
MODEL FILE:	
DRAWN BY:	JJC
CHK'D BY:	
COPYRIGHT	2005

[illegible]

Written dimensions on these drawings shall have precedence overscale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions

SHEET

A-203

OF



North Elevation

SCALE: 1/4" = 1'-0"



South Elevation

SCALE: 1/4" = 1'-0"

Key Notes

1. Cedar shingles to match existing
2. Decorative diamond pattern cedar shingles
3. Window unit with simulated divided lite mullions to match existing. Case out with 5/4x4 trim.
4. Cedar shingle roof
5. Crown rake molding
6. 1x6 fascia with gutter
7. 4"x4" vent
8. Existing cedar shingle siding
9. Stone veneer to match existing
10. Existing stone veneer
11. Wood brackets
12. MDO plywood
13. 2x12 trellis
14. 16" diameter column to match existing
15. Existing column and bracket
16. Existing railing
17. Existing metal fence
18. 1x6 rake

